**Sample Code Compliance Matrix – Chicago Zoning Ordinance and 2019 Chicago Construction Codes**

*The Zoning Ordinance portion of this sample matrix should be completed and incorporated into the construction documents for every building permit which requires plans, except work classified as “Special Construction” on the permit application. The remainder of this document is only a suggestion, and you may omit rows that do not apply to your project or elect to use another format to summarize compliance with the Chicago Construction Codes so long as the format adequately directs a reviewer to the specific sheet or location in the permit application documents where the requirement is shown to be met. Additional data may be required for high-rise buildings and Group H occupancies.*

| **Item** | **Subject** | **Code Reference** | **Ordinance Requirement** | **Actual** | **N/A** | **Location / Sheet No.** |
| --- | --- | --- | --- | --- | --- | --- |
| **Chicago Zoning Ordinance Requirements** | | | | | | |
| Z.01 | Zoning District / Planned Development No. | zoning map |  | — |  |  |
| Z.02 | Existing Zoning Use(s) | 17-17-0100 |  |  |  | Permit Application |
| Z.03 | Proposed Zoning Use(s) | 17-17-0100 |  |  |  | Permit Application |
| Z.04 | Chicago Landmark Designation | recorded deed restriction |  |  |  |  |
| Z.05 | Lakefront Protection District | zoning map, Ch. 16-4 |  |  |  |  |
| Z.06 | Zoning Overlay District | zoning map, Ch. 17-7 |  |  |  |  |
| Z.07 | Pedestrian Street | zoning map, 17-3-0500 |  |  |  |  |
| Z.08 | Lot Area | 17-17-0302 |  |  |  |  |
| Z.09 | Floor Area Ratio (FAR) | varies by district |  |  |  |  |
| Z.10 | Total Floor Area | 17-17-0305, varies by district |  |  |  |  |
| Z.11 | Building Height | 17-17-0311, varies by district |  |  |  |  |
| Z.12 | Front Setback | 17-17-0306, varies by district |  |  |  |  |
| Z.13 | Combined Side Setbacks | 17-17-0308, varies by district |  |  |  |  |
| Z.14 | Rear Setback | 17-17-0307, varies by district |  |  |  |  |
| Z.15 | Rear Yard / On-site Open Space | 17-2-0307, 17-4-0410 |  |  |  |  |
| Z.16 | Number of Dwelling Units | varies by district |  |  |  |  |
|  | Number of Efficiency Units (*include above*) | varies by district |  |  |  |  |
| Z.17 | Number of Off-street Parking Spaces | 17-10-0200 |  |  |  |  |
|  | EVSE-ready Parking Spaces (*include above*) | 17-10-1011 (*eff. 11/1/20*) |  |  |  |  |
| Z.18 | Number of Off-street Loading Spaces | 17-10-1100 |  |  |  |  |
| Z.19 | Landscape Ordinance Compliance | Ch. 17-11 |  |  |  |  |
| Z.20 | Townhouse Development Standards | 17-2-0500 |  |  |  |  |
| Z.21 | Planned Development Standards | Ch. 17-8 |  |  |  |  |
| Z.22 | Open Space Impact Fee Worksheet | Ch. 16-18 |  |  |  |  |
| Z.23 | Affordable Requirements Ordinance (ARO) Forms | Ch. 2-44 |  |  |  |  |
| Z.24 | Plat of Survey | 17-13-1302-B |  |  |  | Survey folder in ProjectDox |
| **2019 Chicago Building Code Requirements** | | | | | | |
| B.03.01 | Proposed Occupancy Classification(s) | 14B-3-302.1 | — |  |  |  |
| B.03.02 | Existing Occupancy Classification(s) | 14R-3-302.6, Ch. 14B-3 | — |  |  |  |
| B.04.01 | Special Occupancy Conditions | Ch. 14B-4 |  |  |  |  |
| B.05.01 | Grade Plane | 14B-2-203.2 |  |  |  |  |
| B.05.02 | Building Height in Feet Above Grade Plane | 14B-2-203.3, 14B-5-504.3 |  |  |  |  |
| B.05.03 | Number of Stories Above Grade Plane | 14B-2-202, 14B-5-504.4 |  |  |  |  |
| B.05.04 | Mezzanine / Equipment Platform | 14B-5-505 |  |  |  |  |
| B.05.05 | Building Area | 14B-2-203.4, 14B-5-506 |  |  |  |  |
| B.05.06 | Number of Basements Excluded from Area | 14B-5-506.1.3 |  |  |  |  |
| B.05.07 | Frontage Increase | 14B-5-506.3 |  |  |  |  |
| B.05.08 | Mixed Occupancy Strategy | 14B-5-508 |  |  |  |  |
| B.05.09 | Accessory Occupancies | 14B-5-508.2 |  |  |  |  |
| B.05.10 | Incidental Uses | 14B-5-509 |  |  |  |  |
| B.06.01 | Construction Classification | 14B-6-602 |  |  |  |  |
|  | Rating – Primary Structural Frame | Table 14B-6-601, 14B-7-704 |  |  |  |  |
|  | Rating – Exterior Bearing Walls | Tables 14B-6-601, 14B-6-602 |  |  |  |  |
|  | Rating – Interior Bearing Walls | Table 14B-6-601 |  |  |  |  |
|  | Rating – Exterior Nonbearing Walls | Table 14B-6-602 |  |  |  |  |
|  | Rating – Floor Construction | Table 14B-6-601 |  |  |  |  |
|  | Rating – Roof Construction | Table 14B-6-601 |  |  |  |  |
| B.06.02 | Combustible Material, Type I-IV Construction | 14B-6-603, 14B-6-604 |  |  |  |  |
| B.06.03 | Basement Construction | 14B-6-605 |  |  |  |  |
| B.07.01 | Exterior Wall Rating | Tables 14B-6-601, 14B-6-602 |  |  |  |  |
| B.07.02 | Exterior Wall Projections | 14B-7-705.2 |  |  |  |  |
| B.07.03 | Exterior Wall Openings | 14B-7-705.8 |  |  |  |  |
| B.07.04 | Exterior Wall Parapets | 14B-7-705.11 |  |  |  |  |
| B.07.05 | Fire Wall Rating | 14B-7-706.4 |  |  |  |  |
| B.07.06 | Fire Wall Openings | 14B-7-706.8, 14B-7-716.1 |  |  |  |  |
| B.07.07 | Wall/Floor Rating – Occupancy Separation | 14B-7-707.3.9, 14B-7-711.2.4.1 |  |  |  |  |
| B.07.08 | Wall/Floor Rating – Fire Area Separation | 14B-7-707.3.10, 14B-7-711.2.4.2 |  |  |  |  |
| B.07.09 | Wall/Floor Rating – Control Area | 14B-4-414.2.4, 14B-7-707.3.8 |  |  |  |  |
| B.07.10 | Wall/Floor Rating – Incidental Uses | 14B-7-707.3.7, 14B-7-711.2.4.5 |  |  |  |  |
| B.07.11 | Wall/Floor– Unit Separation | 14B-4-420, 14B-7-711.2.4.3 |  |  |  |  |
| B.07.12 | Wall/Floor – Corridor | 14B-7-708, 14B-10-1020.1 |  |  |  |  |
| B.07.13 | Smoke Barrier | 14B-7-709 |  |  |  |  |
| B.07.14 | Vertical Openings | 14B-7-712 |  |  |  |  |
| B.07.15 | Shaft Enclosure – Rating | 14B-7-713.4 |  |  |  |  |
| B.07.16 | Shaft Enclosure – Continuity | 14B-7-713.5 |  |  |  |  |
| B.07.17 | Shaft Enclosure – Openings / Penetrations | 14B-7-713.7, 14B-7-713.8 |  |  |  |  |
| B.07.18 | Penetration of Rated Construction | 14B-7-714 |  |  |  |  |
| B.07.19 | Opening Protectives | 14B-7-716 |  |  |  |  |
| B.07.20 | Duct and Air Transfer Openings | 14B-7-717 |  |  |  |  |
| B.07.21 | Fireblocking / Draftstopping | 14B-7-718 |  |  |  |  |
| B.08.01 | Interior Finish: Rooms / Spaces | Table 14B-8-803.13 |  |  |  |  |
| B.08.02 | Interior Finish: Corridors / Exit Access | Table 14B-8-803.13 |  |  |  |  |
| B.08.03 | Interior Finish: Exit / Exit Discharge | Table 14B-8-803.13 |  |  |  |  |
| B.08.04 | Interior Floor Finish (Fibrous) | 14B-8-803.4.2 |  |  |  |  |
| B.09.02 | Automatic Sprinkler System | 14B-9-903.2 |  |  |  |  |
| B.09.03 | Alternative Automatic Extinguishing System | 14B-9-904.2 |  |  |  |  |
| B.09.04 | Standpipe System | 14B-9-905.3 |  |  |  |  |
| B.09.05 | Portable Fire Extinguishers | 14B-9-906.1 |  |  |  |  |
| B.09.06 | Fire Alarm System | 14B-9-907.2 |  |  |  |  |
| B.09.07 | Single- and Multiple-station Smoke Alarms | 14B-9-907.2.10 |  |  |  |  |
| B.09.08 | Visible Alarm Notification | 14B-9-907.5.2.3 |  |  |  |  |
| B.09.09 | Smoke Control System | 14B-9-909 |  |  |  |  |
| B.09.10 | Smoke and Heat Removal | 14B-9-910.2 |  |  |  |  |
| B.09.11 | Fire Department Connection | 14B-9-912.2, 14B-9-912.4 |  |  |  |  |
| B.09.12 | Fire Pump Room Rating | 14B-9-913.2.1 |  |  |  |  |
| B.09.13 | Signage for Shaftway / Equipment Room | 14B-9-914 |  |  |  |  |
| B.09.14 | Carbon Monoxide Detection | 14B-9-915 |  |  |  |  |
| B.09.15 | City Fire Alarm Box | 14B-9-919.1 |  |  |  |  |
| B.10.01 | Occupant Load Calculations Shown | 14B-10-1004.1 |  |  |  |  |
| B.10.02 | Egress Capacity Calculations Shown | 14B-10-1005.1 |  |  |  |  |
| B.10.03 | Common Path of Egress Travel Distance | Table 14B-10-1006.2.1 |  |  |  |  |
| B.10.04 | Single Exit Condition Allowed | 14B-10-1005.3.3 |  |  |  |  |
| B.10.05 | Exit and Exit Access Separation | 14B-10-1007.1 |  |  |  |  |
| B.10.06 | Accessible Means of Egress | 14B-10-1009 |  |  |  |  |
| B.10.07 | Two-way Communication | 14B-10-1009.8 |  |  |  |  |
| B.10.08 | Roof Access | 14B-10-1011.12 |  |  |  |  |
| B.10.09 | Exit Signs | 14B-10-1013 |  |  |  |  |
| B.10.10 | Handrail / Guard Details | 14B-10-1014, 14B-10-1015 |  |  |  |  |
| B.10.11 | Exit Access Travel Distance | 14B-10-1017.2 |  |  |  |  |
| B.10.12 | Assembly Seating Requirements | 14B-10-1029 |  |  |  |  |
| B.12.01 | Natural Ventilation | 14B-12-1202.1 |  |  |  |  |
| B.12.02 | Natural Light | 14B-12-1204.2 |  |  |  |  |
| B.12.03 | Court / Yard Minimum Dimensions | 14B-12-1205 |  |  |  |  |
| B.12.04 | Minimum Ceiling Height | 14B-12-1207.2 |  |  |  |  |
| B.12.05 | Minimum Room Area | 14B-12-1207.3 |  |  |  |  |
| B.14.01 | Exterior Wall Coverings – Combustibility | 14B-14-1405.1 |  |  |  |  |
| B.15.01 | Roof Fire Classification | 14B-15-1505.1 |  |  |  |  |
| B.15.02 | Rooftop Structure Height | 14B-15-1510, 14B-15-1513 |  |  |  |  |
| B.15.03 | Rooftop Structure Area | 14B-15-1510.1.1, 14B-15-1513.1.1 |  |  |  |  |
| B.15.04 | Rooftop Structure Materials | 14B-15-1513.3 |  |  |  |  |
| B.15.05 | Roof Covering Solar Reflectance | 14B-15-1515.2 |  |  |  |  |
| B.27.01 | Electrical Room Fire Resistance Rating | Table 14B-5-509, Title 14E |  |  |  |  |
| B.27.02 | Electrical Room Number of Exits | 14B-10-1006.2.2.7 |  |  |  |  |
| B.28.01 | Mechanical Room Fire-resistance Rating | Table 14B-5-509 |  |  |  |  |
| B.28.01 | Mechanical Room Number of Exits | 14B-10-1006.2.2 |  |  |  |  |
| B.30.01 | Elevator Cabs Per Hoistway | 14B-30-3002.2 |  |  |  |  |
| B.30.02 | Elevator Cab Dimensions | 14B-30-3002.4 |  |  |  |  |
| B.30.03 | Standby Power for Elevator | 14B-10-1009.4.1 |  |  |  |  |
| B.30.04 | Elevator Machine Room Rating | 14B-30-3005.4 |  |  |  |  |
| B.31.01 | Fence Height and Materials | 14B-31-3114, (also zoning reqs.) |  |  |  |  |

**Other Required Data**

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| --- | --- | --- | --- | --- |
| Item | Subject | Code Reference | Complete | N/A |
| A.04.01 | Excavation Certification (Form 402) | 14A-4-406 |  |  |
| B.11.01 | Accessibility Compliance Data | Mayor’s Office for People with Disabilities (MOPD) Project Data Form |  |  |
| B.16.01 | Structural Design Data | 14B-16-1603 |  |  |
| B.18.01 | Geotechnical Report | 14B-18-1803.1, 14B-18-1803.6 |  |  |
| E.02.01 | Electrical Drawings | 14E-2-215.5 |  |  |
| M.01.01 | Mechanical Equipment Schedules / Specs | 14A-4-404.2.1, 14A-4-404.12.1, 14A-4-404.21 |  |  |
| M.04.01 | Mechanical Ventilation / Exhaust Schedule | 18-28-403.14 |  |  |
| N.01.01 | Energy Conservation Code Compliance Data | 14A-4-411.3.13 |  |  |
| P.04.01 | Plumbing Fixture Schedule | 18-29-403.1 |  |  |
| P.11.01 | Stormwater Management Ordinance Plan | Ch. 11-18 |  |  |